
Z-2562
GOLDEN PAWS INVESTMENTS, LLC
225 NORTHWESTERN AVENUE PLANNED DEVELOPMENT
FINAL DETAILED PLANS
RESOLUTION PD-14-01

STAFF REPORT
MAY 1, 2014

Z-2562

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**Staff Report
May 1, 2014**

BACKGROUND:

On February 19, 2014, APC, by a vote of 12 in favor and 0 against, recommended approval of a reclassification from CBW to PDMX on approximately 0.41 acres for the 225 Northwestern Avenue Planned Development. The project as approved with the Preliminary Plans consists of a 5-story, mixed-use apartment building containing a maximum of 44 units with 56 bedrooms, approximately 5,200 square feet of ground floor retail and 24 on-site parking spaces. By a vote of 5 in favor and 2 against, the City of West Lafayette Common Council rezoned the site on March 3, 2014.

Petitioner's Final Detailed Plans, consisting of Construction Plans and Final Plat, meet all conditions required at this stage of the development. Bonding is being requested. Upon recordation of the approved Final Detailed Plans and receipt of bonding, the developer is clear to apply for building permits with the city.

STAFF RECOMMENDATION:

Approval of Resolution PD-14-01

RESOLUTION PD-14-01

WHEREAS Preliminary Plans for **225 NORTHWESTERN AVENUE PLANNED DEVELOPMENT**, are approved as part of Z-2562, with conditions attached; and

WHEREAS all conditions of approval necessary for Construction Plans & Final Plat have been met; and

WHEREAS UZO 2-28-12-a-2 states that minor modifications approvable by the Administrative Officer “cannot include: any increase in residential **density**; any decrease in residential **density** of 10% or more; any change in **building** dimension or location other than within the defined building envelope; any change in **lot lines**; any change in landscaping other than substitution of species or redesign with the same materials; any alteration in the size and/or location of signage; any change in type of land **use**; any change in the alignment or intersection of **streets**; or any change in restrictive covenants, or horizontal property ownership and owners' association documents regarding these items”; and

WHEREAS the Area Plan Commission Staff finds these Final Detailed Plans to conform to the Approved Preliminary Planned Development as adopted and passed by the City of West Lafayette Common Council on March 3, 2014;

NOW THEREFORE BE IT RESOLVED that the Area Plan Commission of Tippecanoe County, after staff examination of the Final Detailed Plans submitted for **225 NORTHWESTERN AVENUE PLANNED DEVELOPMENT**, does hereby find them to conform to the Approved Preliminary Planned Development Z-2562 as adopted and passed by the City of West Lafayette Common Council.

TIM SHRINER, PRESIDENT

SALLIE DELL FAHEY, SECRETARY

DATE